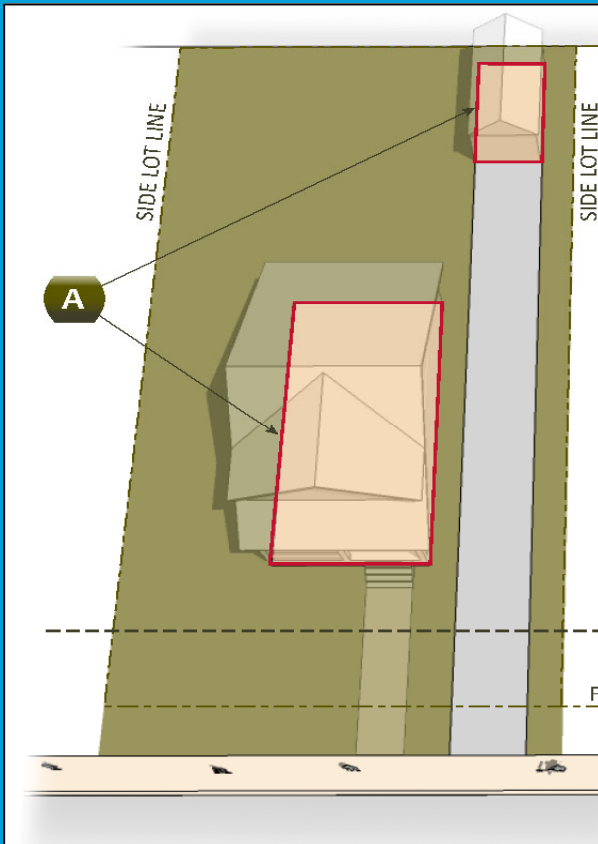


LOT COVERAGE & FLOOR AREA RATIO



DEPARTMENT OF
COMMUNITY PLANNING
AND BUILDING

DEFINITIONS

Lot coverage means the sum total horizontal areas of all buildings and structures, or parts thereof, except uncovered on-grade patios, as measured from the outermost walls of a building or structure, and expressed as a percentage of the total area of the lot.

Floor area ratio (FAR) means the figure obtained when the gross floor area of all buildings on a parcel is divided by the area of the parcel.

Gross floor area means the sum total of the gross horizontal area of each floor of a building as measured to the exterior face of the exterior walls of the building, excluding (generally):

Garages/carports; common laundry rooms; portions of a basement or cellar used for heating, storage, laundry, or recreation areas; uncovered swimming pools; uncovered decks; elevator or stair shafts; walkways or stairs open to the outside; mechanical rooms.

The above definitions are for general reference only. Please consult the current version of *Zoning and Development Bylaw, 1994, No. 2000* for full information.

LOT COVERAGE

Parksville's zoning regulations limit the area of a property that may be covered by buildings and structures. This zoning standard is called 'lot coverage' and the maximum allowable lot coverage varies depending on the property's zoning designation. Lot coverage is expressed as a percentage of the combined covered **ground floor areas** of all buildings and structures on a lot divided by the area of the lot itself.

$$(\text{Covered areas}/\text{Lot area}) \times 100\% = \text{Lot coverage}$$

For example, if covered areas on a 1000 m² lot cover 200 m², then:

$$(200 \text{ m}^2/1000 \text{ m}^2) \times 100\% = 20\%$$

The City's zoning bylaw considers lot coverage to include building footprints as measured to the exterior walls of buildings, but does not include eaves/overhangs unless those overhangs project more than 0.6 metres from the building, as in the case of a covered patio.

FLOOR AREA RATIO (FAR)

Unlike lot coverage, FAR includes the gross floor area of **all floors** of a building or buildings on a lot, not just the ground floor or building footprints.

FAR is calculated in much the same way as lot coverage, but is expressed as a ratio rather than a percentage:

$$(\text{Gross floor area of all buildings} / \text{Lot area}) = \text{FAR}$$

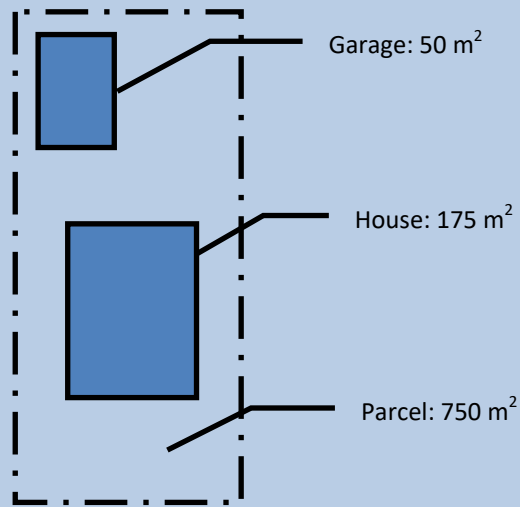
For example, if a 1000 m² lot contains a two-storey main building with 200 m² on each floor and an accessory building with 40 m², then:

$$((200+200+40) \text{ m}^2 / 1000 \text{ m}^2) = \text{FAR}$$

$$(440 \text{ m}^2 / 1000 \text{ m}^2) = 0.44$$

The maximum permitted FAR varies depending on a lot's zoning designation, with a low of 0.60 in the Residential RS-1 zone to a high of 2.0 in the Downtown Commercial C-3 zone.

CALCULATING LOT COVERAGE



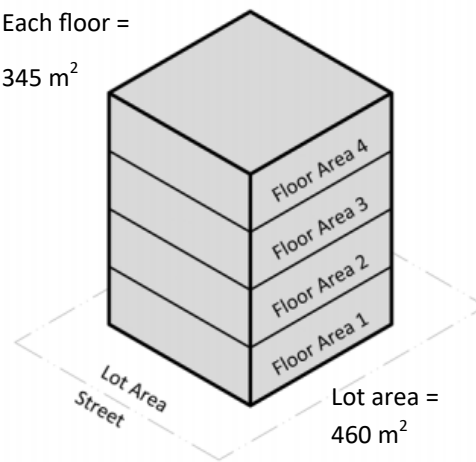
$$((175 \text{ m}^2 + 50 \text{ m}^2) / 750 \text{ m}^2) \times 100\% = X\%$$

$$((225 \text{ m}^2) / 750 \text{ m}^2) \times 100\% = 30\%$$

CALCULATING FLOOR AREA RATIO

Each floor =

345 m²



$$(345 \text{ m}^2 \times 4) / 460 \text{ m}^2 = X$$

$$(1380 \text{ m}^2) / 460 \text{ m}^2 = 3.00$$

Photo Captions

Cover photo: City of Toronto. Draft Zoning By-law 569-2013.

Information is for convenience only. Contact department staff to discuss current and applicable bylaws



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